

**Subject:** 09/19/2017 02:30 PM - Planning and Land Use Management Committee Meeting  
**From:** City Clerk <Clerk.LSadmin@LACITY.ORG>  
**Date:** 09/15/2017 12:18 PM  
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TITLE: Planning and Land Use Management Committee Meeting  
DATE: 09/19/2017  
TIME: 02:30 PM

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, September 19, 2017

JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER BOB BLUMENFIELD  
COUNCILMEMBER CURREN D. PRICE, JR.

(Zina Cheng - Legislative Assistant - (213) 978-1074)

(Written comments on agenda items may be submitted to [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org))

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MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

Presentation by the Department of City Planning relative to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines.

ITEM NO. (3)

[15-1409](#)

**TIME LIMIT: 9/29/17; LAST DAY FOR COUNCIL ACTION: 9/29/17**

Communication from the Mayor relative to the reappointment of Ms. Aura Garcia to the North Valley Area Planning Commission for the term ending June 30, 2022.

Financial Disclosure Statement: Pending.

Background Check: Pending.

Community Impact Statement: None submitted.

ITEM NO. (4)

[17-0918](#)

**TIME LIMIT: 9/29/17; LAST DAY FOR COUNCIL ACTION: 9/29/17**

Communications from the Mayor and City Ethics Commission relative to the appointment of Ms. Diane Kanner to the Cultural Heritage Commission for the term ending June 30, 2020.

Financial Disclosure Statement: Filed.

Background Check: Pending.

Community Impact Statement: None submitted.

ITEM NO. (5)

[17-0816](#)

CD 6

**TIME LIMIT: 10/23/17; LAST DAY FOR COUNCIL ACTION: 10/20/17**

Categorical Exemption pursuant to Sections 15300-15333, Class 32, of the State California Environmental Quality Act (CEQA) Guidelines and related CEQA findings, report from the South Valley Area Planning Commission, and draft Ordinances relative to a Vesting Zone Change from R1-1 to (T)(Q)CM-1, and a Building Line Removal of a 25-foot building line along the eastern side of Haskell Avenue established pursuant to Ordinance No. 102413, for Lot Nos. One through Four of Tract 19270, for the merger of an existing 5,760 square-foot alley, 10,348 square feet of the public right-of-way (Aqueduct Avenue), and eight parcels, and the re-subdivision into two parcels, for the construction of a 45,900 square foot light manufacturing building on proposed Parcel A and a surface parking lot on proposed Parcel B, for the property located at 7736-7742, 7748, and 7754 North Haskell Avenue, and 7737, 7743, 7749, and 7755 North Aqueduct Avenue, subject to Conditions of Approval.

Applicant: Jeff Pink, 7710 Haskell, LLC

Representative: Johnathan Razbannia/Enrique Prado, JMR Land Use

Consultants

Case No. APCSV-2016-4681-VZC-BL

CEQA No. ENV-2016-4683-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[17-0819](#)

CD 10

**TIME LIMIT: 10/24/17; LAST DAY FOR COUNCIL ACTION: 10/24/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, and draft Ordinance relative to a Vesting Zone Change from C2-2, R5-2, P-2, and C4-2 to (T)(Q)C4-2 for the demolition of existing structures and the construction, use, and maintenance of a new 513,732 square foot mixed-use building consisting of a 14-story building along Sixth Street and a 32-story building along Wilshire Boulevard, for a total of 428 residential dwelling units and 31,689 square feet of commercial space, providing five levels of parking for a total of 864 automobile parking spaces and 652 bicycle parking spaces, for the properties located at 3545 West Wilshire Boulevard, 3539-3551 West Wilshire Boulevard, and 601, 611, 619, 627, 637, and 645 South Ardmore Avenue, subject to modified Conditions of Approval.

Applicant: 3545 Wilshire, LLC

Representative: Jim Ries, Craig Lawson and Co., LLC

Case No. CPC-2016-341-VZC-ZAA-SPR

CEQA No. ENV-2016-343-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[17-0821](#)

CD 10      **TIME LIMIT: 10/24/17; LAST DAY FOR COUNCIL ACTION: 10/24/17**  
Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, and draft Ordinance relative to a Zone Change from C2-1 to (T)(Q)RAS4-1 for the portion of the subject property located at 3057-3067 1/2 West Pico Boulevard, and a Height District Change from R4-1VL to (T)(Q)R4-2D for the portion of the subject property located at 3062 West 12th Place, for the demolition of all existing structures and the construction, use, and maintenance of a mixed-use building containing 51 residential condominium units and approximately 3,350 square-feet of commercial space, with the proposed structure reaching a maximum height of six stories and 78-feet along Pico Boulevard, including a mezzanine level and two levels of subterranean parking, and a maximum height of four stories and 45-feet along 12th Place, including one level of subterranean parking for the provision of a total of 115 parking spaces, for the properties located at 3063 West Pico Boulevard, 3057-3067 1/2 West Pico Boulevard, and 3062 West 12th Place, subject to Conditions of Approval.

Applicant: Boaz Miodovsky, Decolage Ventures, LLC

Representative: Heather Lee Consulting

Case No. CPC-2016-1603-ZC-HD

CEQA No. ENV-2016-1604-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8)

[17-0808](#)

CD 14      CONTINUED FROM 8/29/17  
**TIME LIMIT: 9/27/17; LAST DAY FOR COUNCIL ACTION: 9/27/17**  
Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC) relative to a Resolution for a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Commercial Manufacturing to Regional Commercial, a draft Ordinance effecting a Zone Change and Height District Change from CM-1-RIO to (T)(Q)C2-2-RIO, and an

appeal filed by Travis Schlink from the determination of the LACPC in approving:

A. a Master Conditional Use Permit for the sale and dispensing of alcoholic beverages for three uses, including:

1. the off-site and on-site sale and consumption of a full line of alcoholic beverages in connection with a food market/restaurant use;
2. the on-site sale and consumption of beer and wine in connection with a cafe use;
3. the on-site sale and consumption of a full line of alcoholic beverages in connection with a private club use;

B. a Zone Variance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.27:

1. to provide a reduced aisle width and backup distance of 19 feet, eight inches, with respect to the automobile parking drive aisle fronting the automated parking facility loading pallets in lieu of the requirements set forth in LAMC Section 12.21-A.5;
2. to provide a reduced turning radius in connection with the egress turn onto the alley in lieu of the requirements set forth in LAMC Section 12.21-A.5;
3. to permit a reduced end stall width increase of two feet in lieu of the three feet otherwise required under LAMC Section 12.21-A.5(b);
4. to permit an automated bicycle valet for short-term and long-term bicycle parking in lieu of the location and siting requirements set forth in LAMC Section 12.21- A.16(e);

C. a Site Plan Review for a development which creates, or results, in an increase of 50,000 gross square feet or more of non-residential floor area;

for a change of use and addition to an existing, approximately 39,148 square-foot, two-story warehouse building with one subterranean level into a seven-story, approximately 131-foot high, 102,679 square-foot, mixed-use commercial development with a food market/restaurant, cafe, coffee bar, retail space, artist studios, and a private membership

club providing space for offices, a screening room, retail, a gym, a pool, photo studios, events, and a restaurant/lounge dispersed throughout the ground floor, second, third, fifth, sixth, and seventh levels, resulting in an increase in floor area of 63,531 square feet, with the total proposed Floor Area Ratio as 3.47 to 1, and the project providing automated parking to accommodate 241 vehicles and 40 bicycles contained within the existing basement level and new fourth level, for the property located at 929 and 939 East Second Street, subject to modified Conditions of Approval.

Applicant: Paolo Carini, Art District 4, LLC

Representative: Noel Hyun and Jerry Neuman, Liner, LLP

Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR

CEQA No. ENV-2016-1081-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[17-0382](#)

CD 4

**TIME LIMIT: 10/3/17; LAST DAY FOR COUNCIL ACTION: 10/3/17**

Categorical Exemption (CE) under California Environmental Quality Act (CEQA) Guidelines, Section 15300, Article III, Section One, Class 15303 and 15332, and related CEQA findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by George Abrahams from the determination of the CLAAPC in approving CE No. ENV-2016-1864-CE; a Specific Plan Exception from Section F.2 of the Vermont/Western Station Neighborhood Area Plan (SNAP), and from Section 7.E of the Vermont/Western SNAP to allow a 15-foot front yard setback in lieu of the otherwise required 74.62-foot front yard setback; and, a Project Permit Compliance for the demolition of an existing single-family dwelling, and the construction, use and maintenance of a three-story, six-unit residential development with subterranean parking, sited within Subarea A of the Vermont/Western SNAP, for the property located at 4718 West Franklin Avenue, subject to Conditions of Approval.

Applicant: Yu Duan, USA Rongchen, Development Inc.

Representative: Andrew H. Kil, ahk Architecture

Case No. APCC-2016-3327-SPE-SPP

CEQA No. ENV-2016-1864-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[17-0701](#)

CD 4      Categorical Exemption (CE) under California Environmental Quality Act (CEQA) Guidelines, Section 21080, Article III, Section One, Class 32 and related CEQA findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Maria Sountas-Argiropoulos (Representative: Dean Wallraff, Esq., Wallraff Law) from the determination of the CLAAPC in approving CE No. ENV-2016-3613-CE for the construction of two four-story, 45-foot high, multi-family residential structures consisting of 12 dwelling units (six dwelling units per structure) containing approximately 28,482 square feet of floor area along with 24 on-site parking spaces, utilizing a by-right density bonus option by reserving a minimum of 11 percent, one unit of the nine total base dwelling units permitted, for Very Low Income tenants or owners for a period of 55 years, for the property located at 610-618 South Van Ness Avenue.

Applicant: Van Ness Partners I, LLC

Representative: Elisa Paster, Glaser Weil, Fink Howard, Avchen and Shapiro LLP

Case No. DIR-2016-3612-DRB-SPP-1A

CEQA No. ENV-2016-3613-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.



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— Attachments: —

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